



**Howard County Citizens Association**

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Date: 17 June 2019

Subject: **HCCA Testimony – CB30-2019 Zoning Change in CAC District for an LLC.**

HCCA supports a review of the Route 1 Corridor, but opposes CB 30-2019 (ZRA-186)

My name is Alan Schneider. I am a Board member and officer of Howard County Citizens Association. I am authorized to testify for HCCA.

Approval is untimely. It should be tabled for consideration later. The Route 1 corridor review is currently scheduled for public meetings prior to approval of a Route 1 Master Plan.

Approving a zoning change for all parcels in the CAC District prior to public meetings and approval of the Route 1 Master Plan would be improper. Community input is an essential part of the development of a Master Plan for Route 1. Action affecting the entire zone that is taken before currently scheduled public meetings and thoughtful input by DPZ of all input into a Master Plan for Route 1 would be contrary to the land use planning processes in Howard County.

Ethics questions arise when a ZRA filed by zoning attorneys representing an LLC is expedited for approval before scheduled public meetings on a Master Plan for land use in that area, and before action is taken by DPZ on input from all sources in development of a Master Plan.

Transparency is severely clouded. Unknown is the extent of the proposed change which “applies to all acres in excess of 20 acres” in the Route 1 area. The ZRA applicant states that the approval of the zoning change potentially affects the development of more than one property in the CAC zone. How many parcels are affected? In what locations? Who owns the parcels? What could be the effect on planning for the CAC District? How would development, or redevelopment affect any existing businesses? More information is required before making this change to the entire zone before a Master Plan is approved.

Unknown are the owners and parties affiliated with Jay Sonnnath, LLC. An affidavit signed by Mihir Patel is attached, but no development plans for any specific parcel are provided. The relationship of Mihir Patel to the LLC is unknown. Parcels owned by individuals and parties affiliated with the LLC are unknown.

Transparency and the best practices compel tabling of CB 30 until after public meetings and a review of alternative plans and planning for the Route 1 corridor is concluded and approved.

Thank you.

Alan Schneider

Howard County Citizens Association